



# Town of Merrimack, New Hampshire

Community Development Department  
6 Baboosic Lake Road  
Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

**MERRIMACK ZONING BOARD OF ADJUSTMENT  
AGENDA FOR WEDNESDAY, JANUARY 26, 2022  
MATTHEW THORNTON ROOM  
7:00 P.M.**

PLEASE TAKE NOTICE THAT, in accordance with the provisions of NH RSA 676:7, a Public Hearing will be held by the Zoning Board of Adjustment of the Town of Merrimack, in the **Memorial Room** on the second floor of the **East** Wing of Town Hall, at **6** Baboosic Lake Road, on Wednesday, January 26, 2022 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order**
2. **Roll Call**
3. **Robert A. Curry & Karen J. Curry (petitioners/owners)** – Variances under Section 3.02 of the Zoning Ordinance to permit the conversion of an existing single-family dwelling to a two-family dwelling in the R-1 (Residential) District whereas two-family dwellings are not permitted, and to permit a two-family dwelling, post conversion, to remain approximately 30 feet from the front property line whereas 50 feet is required (this setback variance is only necessary if the variance to permit the 2-family dwelling is granted). The parcel is located at 4 County Road (formerly 2 County Road) in the R-1 (Residential, by map) & Aquifer Conservation Districts. Tax Map 3A, Lot 65. Case # ZBA 2021-39. **This item is continued from the November 17, 2021 and December 29, 2021 ZBA meetings.**
4. **Dick Anagnost (petitioner) and GTONH, LLC (owner)** - Variance under section 15.04.C of the Zoning Ordinance to permit a residential density of 420 units in a Planned Unit Development whereas a maximum of 400 is allowed (378 units currently exist). The parcel is located at 6 Twin Bridge Road in the R-4 (Residential) Elderly Housing, Aquifer Conservation, Planned Residential Development Overlay, and the Town Center Overlay Districts. Tax Map 5D-3 Lot 114. Case # ZBA 2022-01.
5. **Discussion/possible action regarding other items of concern**
6. **Approval of Minutes – December 29, 2021**
7. **Adjourn**

Copies of application materials are available at the Merrimack Community Development Department Office in Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. It is the policy of the Board not to take up any new business after 10:00 P.M. and to adjourn by 10:30 P.M.

Posted 01/13/2022

***Please note that due to the Town Council rescheduling a budget meeting, the ZBA meeting room has been shifted from the **Matthew Thornton Room to the Memorial Conference Room as noted in red above.*****